

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	63-DR-2004 Steven Paul Salon		
LOCATION	7045 E 3rd Avenue		
REQUEST	Request approval of minor modification to elevations for an existing commercial building, including a new vestibule addition, a new trellis system, and a new patio area.		
OWNER	Steven Paul Scholz 480-603-1000	ENGINEER	N/A
ARCHITECT/ DESIGNER	Archicon, LC 602-222-4266	APPLICANT/ COORDINATOR	Paul Sarantes Archicon, LC 602-222-4266
BACKGROUND	<p>Zoning.</p> <p>The property is zoned Downtown Retail Specialty Type One District, Downtown Overlay (D/RS-1, DO). This district permits a salon.</p> <p>Context.</p> <p>The project is located in the central section of Downtown along the Marshall Way, which consists of galleries and retail uses. The parcel is located at the southwest corner of Marshall Way and Third Avenue, specifically 7045 Third Avenue. Currently, the site is occupied by a building in which the applicant operates a salon.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Existing retail building, Downtown Retail Specialty Type One District, Downtown Overlay (D/RS-1, DO).• South: Existing gallery building, Downtown Retail Specialty Type One District, Downtown Overlay (D/RS-1, DO).• East: Existing restaurant building, Central Business District, Downtown Overlay (C-2, DO).• West: Existing retail building, Downtown Retail Specialty Type One District, Downtown Overlay (D/RS-1, DO). <p>Applicant's Request.</p> <p>The request includes the addition of a vestibule to the north side of the building; addition of a trellis system over the existing sidewalk; addition of new French doors to the east and north sides of the building; and the creation of a new outdoor patio at the northeast portion of the building.</p>		
APPLICANT'S PROPOSAL			

Development Information:

- Existing Use: personal service (salon)
- Proposed Use: personal service (salon)
- Parcel Size: 21,439 sq. ft.
- Building Size: 10,831 sq. ft.
- New Addition: +/- 315 sq. ft.
- New Outdoor Patio: +/- 469 sq. ft.
- Building Height Allowed/Existing: 26 ft. / 25 ft.

DISCUSSION

The building has a covered recessed area located on the north side of the building (see Attachment #8) that acts as a covered walkway along the building. The applicant proposes to enclose the area to add an approximate 315 square-foot vestibule to the building. The new vestibule façade will include French pane windows and recessed French doors. A new trellis system will also be added over the public sidewalk to create shade for the pedestrian. The design and color (Frazee 7815A Paprika) of the trellis will match the existing trellis found on the east side of the building at the main entrance. The stucco base of the new façade matches the existing building color (Frazee 7773M Desert Sunset) and the window mullions and doors painted (Frazee 7815A Paprika) to match the existing window/door colors.

The applicant also proposes to add an approximate 469 square foot uncovered outdoor patio to the northeast corner of the building. A fence will be constructed around the patio for security purposes. It will consist of masonry columns with stucco painted (Frazee 7773M Desert Sunset) to match the existing building and metal railing painted black (Frazee AC14IN Domino). The applicant proposes to add French doors to the façade to access the patio from the interior. There is an existing patio located on the east side of the building in which the applicant would like to install French doors to access the patio from the interior. The main entrance doors on the east side of the building will also be replaced with new French doors.

In this zoning district, when a site is newly built or expands its current building with office/services/retail uses, the first 2,000 sq. ft. does not have a parking requirement. The new addition contains approximately 315 sq. ft. of services, which is exempt from any parking requirements. Along a street, the first 500 sq. ft. of patio is exempt from any parking. Therefore, the proposed 469 sq. ft. patio along Third Avenue has no parking requirement.

All the existing trees, shrubs, and groundcover will remain on the site. The shrubs and groundcover within the new outdoor patio area will be removed, but the existing olive tree in the new patio area will not be disturbed. The applicant has proposed a new tree well to save it. Decomposed gravel, to match the existing area, will be placed between the new patio and existing sidewalk.

STAFF

Staff recommends approval, subject to the attached stipulations.

RECOMMENDATION

STAFF CONTACT(S) Bill Verschuren
Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY

Bill Verschuren
Report Author

Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Landscape Plan
5. Black and White Elevations
6. Color Elevations
7. Patio Railing Detail
8. Pictures of the Existing Recessed Area
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



ARCHICON, L.C.
Architecture & Interiors

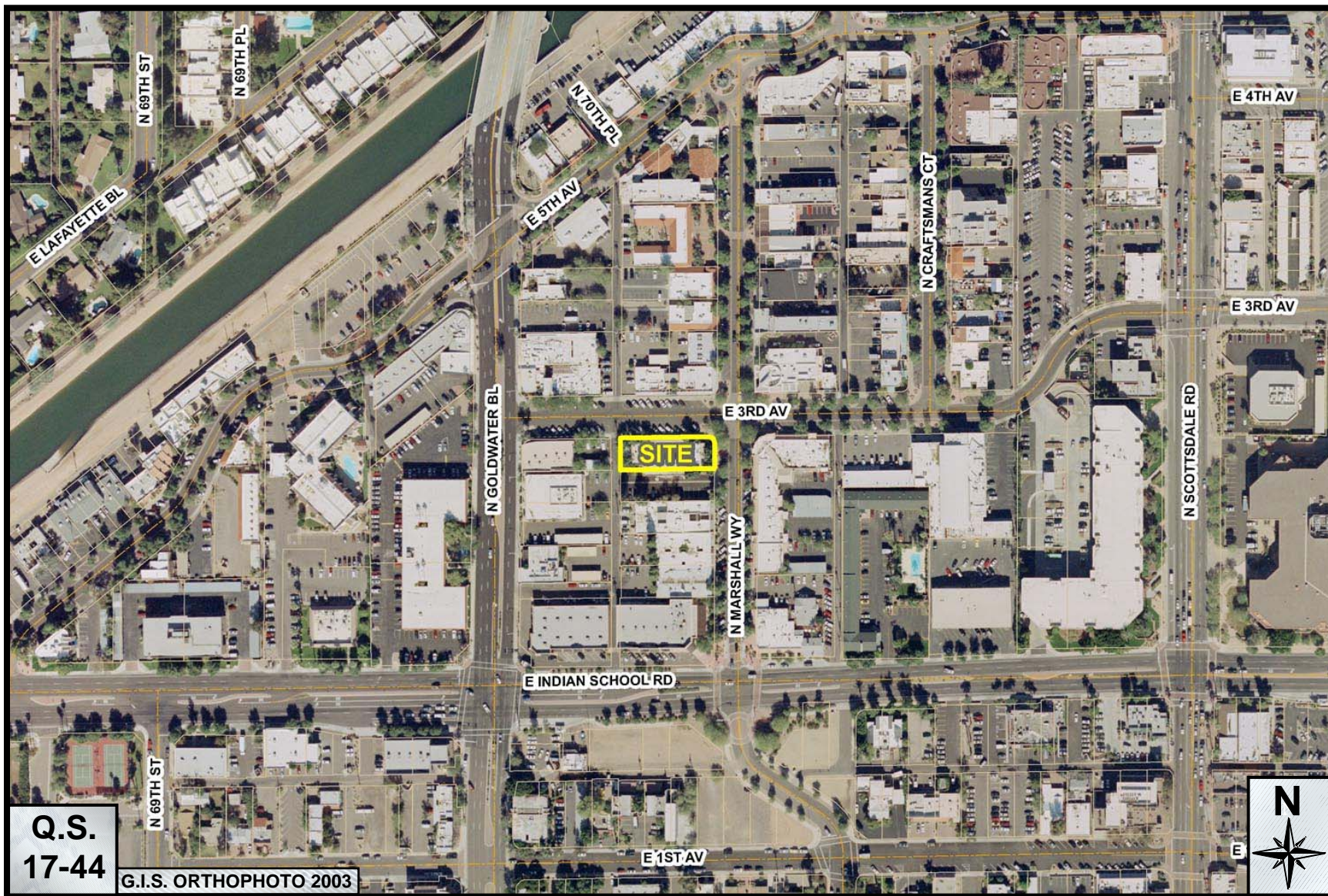
PROJECT NARRATIVE

Project: Steven Paul Salon Exterior Renovation

Address: 7045 East 3rd Avenue, Scottsdale, Arizona 85251

Steven Paul Salon is an existing salon in the downtown district of Scottsdale. The proposed exterior renovation project for the salon is under City of Scottsdale's 'Covered Walkway and Façade Improvement' scheme. The project includes creating a new outdoor patio (469sf) to the north-east corner of the building, enclosing the entrance arcade on the north-side of the building with French windows and doors to create a vestibule (315sf) and replacing a few existing storefront windows and exterior doors with new french doors. A new trellis is also being added over the walkway to the north side of the building, which shall match the existing trellis to the east. The trellis creates a covered walkway and a transition space at the entrance and adds an attractive feature to the building. The additions and alterations are limited to the first floor of the building. All exterior finishes (stucco and paint) shall remain, as existing, and new additions such as stucco, doors and trellis shall match the existing finishes. The renovation project will thus enhance the façade and add more character and interest to the building.

4041 N. Central Avenue
Suite C-100
Phoenix, AZ 85012
Ph.: 602.222.4266
Fax: 602.279.4086



Steven Paul Salon

63-DR-2004

ATTACHMENT #2



E 3RD AV

SITE

N MARSHALL WY

Q.S.
17-44

G.I.S. ORTHOPHOTO 2003



Steven Paul Salon

63-DR-2004

ATTACHMENT #2A



63-DR-2004

ATTACHMENT #3



ZONING: D/RB-1

AREA OF NEW EXTERIOR CONSTRUCTION

ZONING: D/RB-1

ZONING: D/RB-1

ZONING: C-2

RECEIVED

JUN 08 2005

BY:



(19) SITE PLAN / LANDSCAPE PLAN

CLIENT STEVEN PAUL SALON
7045 EAST 3RD AVENUE
SCOTTSDALE, ARIZONA 85251
CONTACT: STEVEN PAUL
TEL: 480-480-1000

ARCHITECT ARCHICON, L.C.
404 NORTH CENTRAL AVENUE
SUITE 100
PHOENIX, AZ 85012
CONTACT: PAUL GARANTER
TEL: 602-375-4500
FAX: 602-375-4500
WWW.ARCHICON.COM

PROJECT DESCRIPTION EXTERIOR RENOVATION OF AN EXISTING BUILDING WITH ADDITION OF A NEW OUTDOOR PATIO INCLUDING EXISTING LANDSCAPE TO CREATE A VERTICABLE AND ADDITION OF A NEW TRELLIS OVER THE SIDEWALK

PROJECT ADDRESS 7045 EAST 3RD AVENUE
SCOTTSDALE, ARIZONA 85251

ZONING D/RB-1 DOWNTOWN DISTRICT

AREA CALCULATION
FIRST FLOOR EXISTING SALON (NCA) 8,481 SF.
SECOND FLOOR EXISTING OFFICE (NCA) 2,354 SF.
AREA OF EXISTING SIDEWALK 35 SF.
NEW VERTICABLE 465 SF.
NEW OUTDOOR PATIO



(6) PROJECT INFORMATION

- GENERAL CONTRACTOR TO REFER TO CIVIL ENGINEERING PLANS FOR DRAINAGE, EROSION, AND UTILITY INFORMATION.
- GENERAL CONTRACTOR TO REFER TO STRUCTURAL ENGINEERING PLANS FOR CONCRETE FOOTING, FOUNDATION, AND SLAB SPECIFICATIONS.
- GENERAL CONTRACTOR TO ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE APPROPRIATE ENGINEERING PLANS.
- GENERAL CONTRACTOR TO REFER TO LANDSCAPE ARCHITECTURE PLANS AND CIVIL ENGINEERING PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND WITH RESPECT TO INFORMATION.
- ALL REFUSE ENCLOSURES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE GOVERNING MUNICIPALITY'S SPECIFICATIONS.
- ALL BUILDINGS AND SITE SIGNAGE ARE SUBJECT TO SEPARATE PERMITTING AND PERMITTING.
- ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PERMANENT WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE EQUIPMENT.

(12) GENERAL NOTES

- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- ALL EQUIPMENT, UTILITIES OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND MATERIAL.
- THERE SHALL BE NO NEW EXTERIOR GROUND MOUNTED OR ROOF MOUNTED EQUIPMENT INSTALLED WITH THIS PROJECT.

(18) PLANNING DEPARTMENT NOTES

- EXISTING BUILDING
- EXISTING EXTERIOR GARDEN AREA
- EXISTING LANDSCAPE TO REMAIN
- EXISTING PARKING
- EXISTING CONCRETE SIDEWALK
- EXISTING 48\"/>

(24) KEYNOTES



STEVEN PAUL SALON
EXTERIOR RENOVATION
7045 EAST 3RD AVENUE
SCOTTSDALE, ARIZONA 85251

AR ID: 600734-01
PROJECT: STEVEN PAUL SALON
DRAWN BY: JSEA
CHECKED BY: VINCE DAIKES

NO.	DATE	DESCRIPTION
1	06/08/05	ISSUED FOR PERMITTING

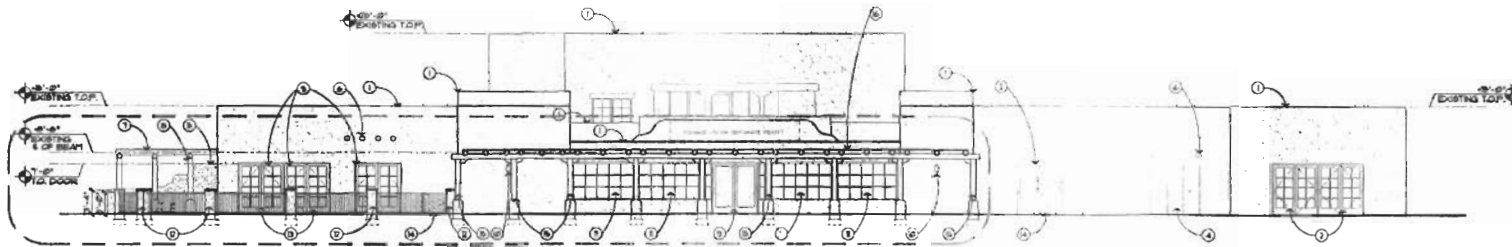
NOTES: SEE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE NEW EXTERIOR CONSTRUCTION. THE NEW EXTERIOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE'S ZONING ORDINANCES.

SEE PLAN FOR THE LOCATION OF THE EXISTING BUILDING AND THE NEW EXTERIOR CONSTRUCTION. THE NEW EXTERIOR CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SCOTTSDALE'S ZONING ORDINANCES.

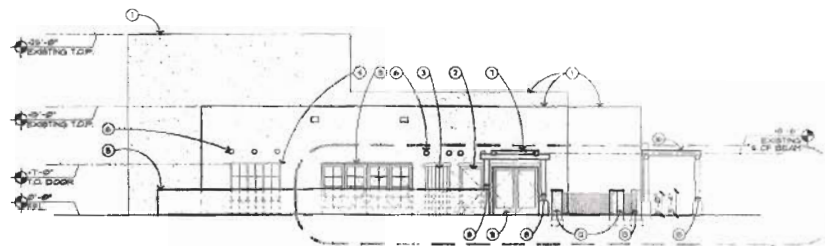


DR-1
DATE: 6/8/05

7 NORTH ELEVATION



19 EAST ELEVATION

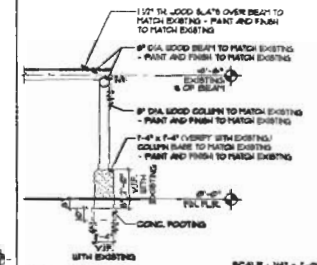


AREA OF NEW EXTERIOR
CONSTRUCTION

NOTE:
COLOR AND TEXTURE OF ALL NEW DOORS,
WINDOWS, WOOD COLLINGS, TRELLIS, STUCCO
FINISH TO MATCH EXISTING.

NOTES:
PATCH, REPAIR AND FINISH TO MATCH EXISTING
ANY DAMAGED PORTION OF WALLS, FLOORS
AND CEILING DUE TO DEMOLITION.

SCALE: 100 = 1-0



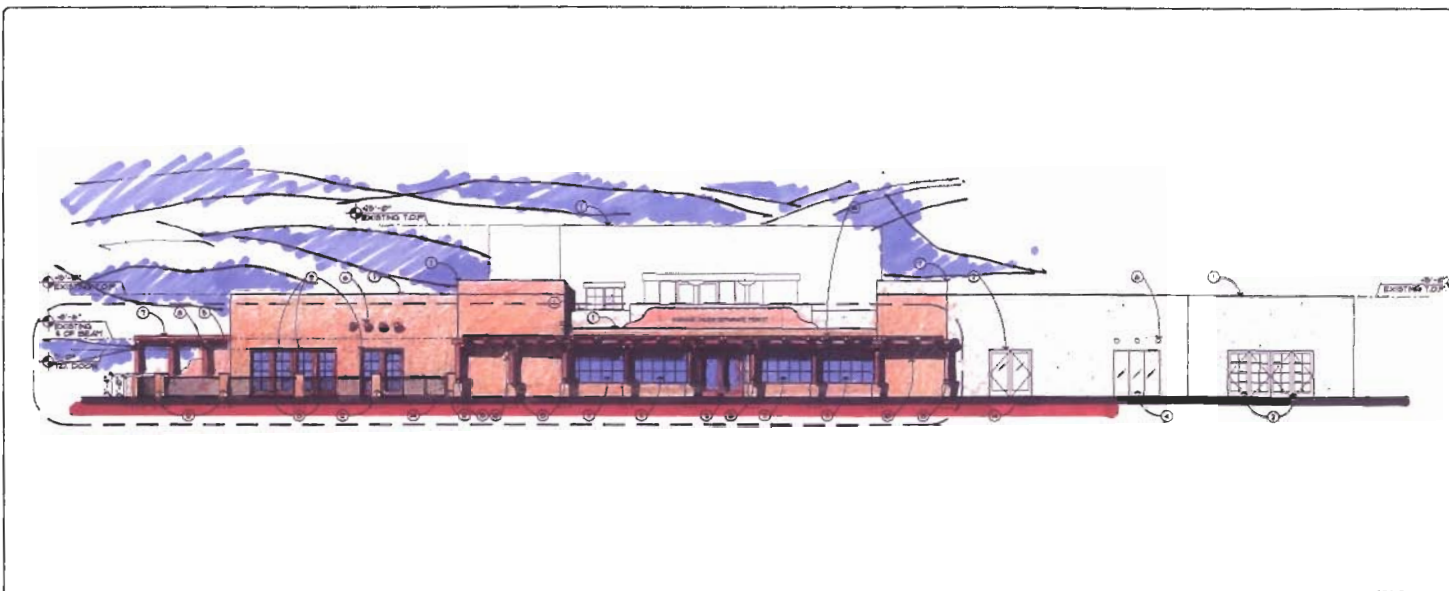
⑥ COLUMN AND TRELLIS DETAIL

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
3. SPAD SPLICING IS NOT PERMITTED UNLESS REVIEWED BY ARCHITECT
4. PATCH, REPAIR AND FINISH TO MATCH EXISTING ANY DAMAGED PORTION OF WALLS, FLOORS AND CEILING DUE TO DESTRUCTION.

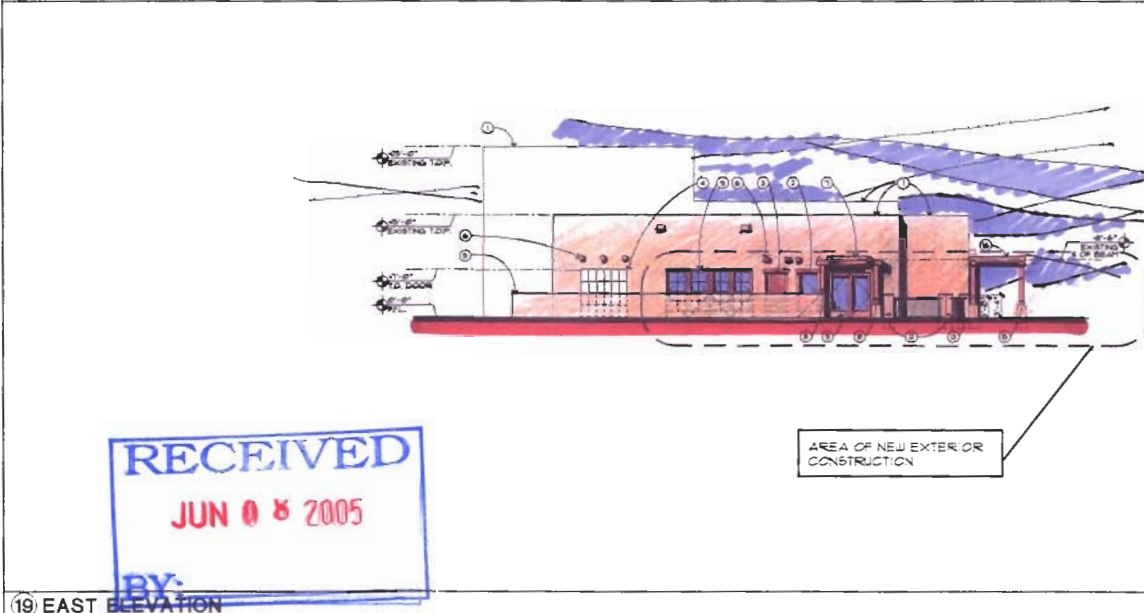
12 GENERAL NOTES

- 1) EXISTING WALL / PARTIQUIT WITH STUCCO FINISH
- 2) EXISTING DOOR TO REMAIN.
- 3) EXISTING NON-FUNCTIONING DECORATIVE DOOR TO REMAIN
- 4) EXISTING CLEAR GLASS WINDOW TO REMAIN
- 5) EXISTING LOW STEP WALL TO REMAIN.
- 6) EXISTING 2" VIGAS
- 7) EXISTING TRILLIS TO REMAIN
- 8) EXISTING DOOR COLUMN TO REMAIN
- 9) NEW 6'-0" DOOR - PAINT AND FINISH TO MATCH EXISTING DOORS
- 10) EXISTING EXTERIOR LIGHT FIXTURE TO BE RELOCATED AS SHOWN - CENTER OF FIXTURE AT 6'-4" AFF.
- 11) NEW BRIDGE WITH FRENCH PANELS - PAINT AND FINISH TO MATCH EXISTING
- 12) NEW 16" x 16" x 3'-4" NEW COLUMNS COLUMN WITH STUCCO - PAINT AND FINISH TO MATCH EXISTING STEP-WALL STUCCO (SEE 6-CR-2)
- 13) NEW 3'-4" HIGH METAL RAILING TO BE PAINTED BLACK (SEE 6-CR-2)
- 14) NEW METAL-INGENIC GATES TO BE PAINTED BLACK (SEE 6-CR-2)
- 15) NEW 8" DIA. WOOD COLUMN WITH 7'-4" x 4" WOOD COLUMN BASE TO MATCH EXISTING COLUMNS AND BASES - PAINT AND FINISH TO MATCH EXISTING (SEE 6-CR-3)
- 16) NEW WOOD TRILLIS TO MATCH EXISTING TRILLIS - PAINT AND FINISH TO MATCH EXISTING (SEE 6-CR-3)

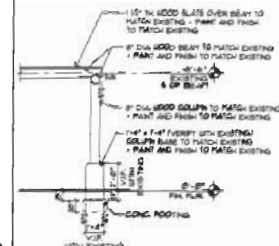
24 KEYNOTES



7 NORTH ELEVATION



19 EAST ELEVATION



6 COLUMN AND TRELLIS DETAIL

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE.
3. SHIP BRACING IS NOT PERMITTED UNLESS REVIEWED BY ARCHITECT.
4. MATCH REPAIRS AND FINISH TO MATCH EXISTING ANY DAMAGED PORTION OF WALLS, FLOORS AND CEILING DUE TO DEMOLITION.

12 GENERAL NOTES

1. EXISTING WALL / PARAPET WITH STUCCO FINISH
2. EXISTING DOOR TO REMAIN
3. EXISTING NON-FUNCTIONING DECORATIVE DOOR TO REMAIN
4. EXISTING CLEAR GLASS WINDOW TO REMAIN
5. EXISTING LOW STEP WALL TO REMAIN
6. EXISTING 8\"/>

NOTE:
COLOR AND TEXTURE OF ALL NEW DOORS
UNLESS WOOD COLUMN, TRELLIS, STUCCO
FINISH TO MATCH EXISTING.

NOTES:
MATCH REPAIRS AND FINISH TO MATCH EXISTING
ANY DAMAGED PORTION OF WALLS, FLOORS
AND CEILING DUE TO DEMOLITION.

SCALE 1/8\"/>

24 KEYNOTES



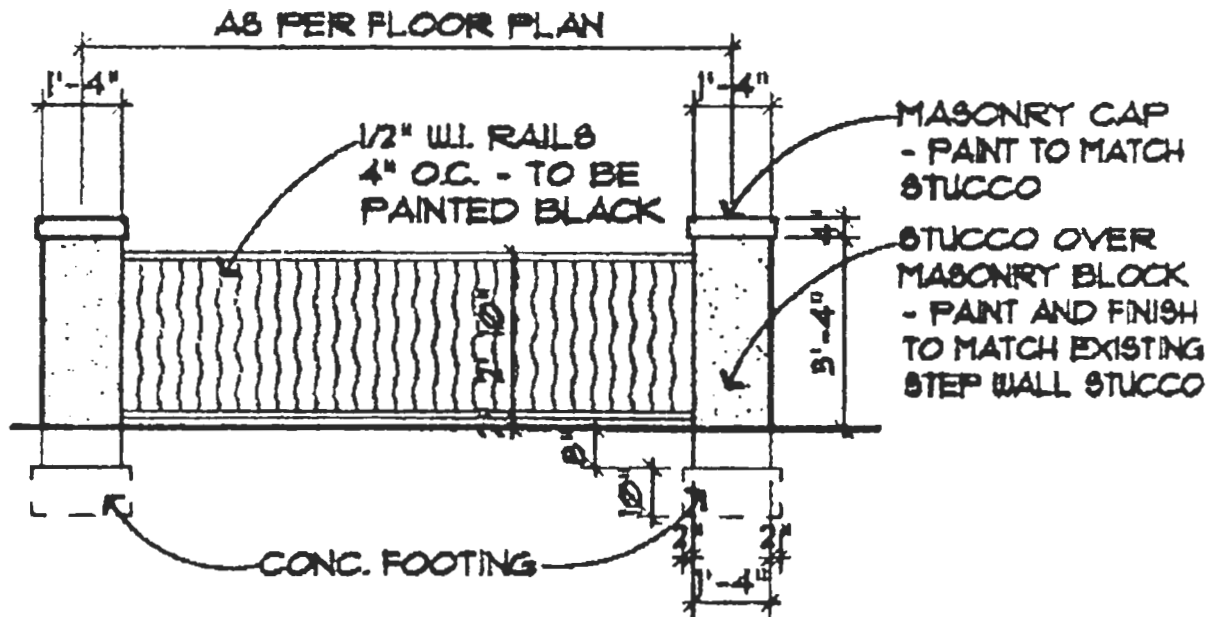
STEVEN PAUL SALON
EXTERIOR RENOVATION
7045 EAST 3RD AVENUE
SCOTTSDALE, ARIZONA 85251

DATE	06/01/05
PROJECT	PAUL S. / SALON
DESIGNER	JULIA B.
PROJECT MANAGER	JOHN B.
ARCHITECT	ARCHICON, L.C.
DATE	06/01/05
PROJECT	PAUL S. / SALON
DESIGNER	JULIA B.
PROJECT MANAGER	JOHN B.
ARCHITECT	ARCHICON, L.C.

DATE	06/01/05
PROJECT	PAUL S. / SALON
DESIGNER	JULIA B.
PROJECT MANAGER	JOHN B.
ARCHITECT	ARCHICON, L.C.
DATE	06/01/05
PROJECT	PAUL S. / SALON
DESIGNER	JULIA B.
PROJECT MANAGER	JOHN B.
ARCHITECT	ARCHICON, L.C.



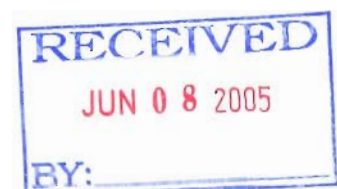
COLOR ELEVATIONS



SCALE : 1/4" = 1'-0"

6 PATIO RAILING DETAIL

1. ALL WRITTEN DIMENSIONS TAKE PRECEDENT OVER SCALE
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES FOUND ON THE DIMENSIONED FLOOR PLAN
3. GENERAL CONTRACTOR TO ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH THE APPROPRIATE ENGINEERING PLANS
4. ALL FIXTURE, FURNISHINGS, AND EQUIPMENT SPECIFIED SHALL BE INSTALLED PER THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS
5. PATCH, REPAIR AND FINISH TO MATCH EXISTING ANY DAMAGED PORTION OF WALLS, FLOORS AND CEILINGS DUE TO DEMOLITION.





EXISTING RECESSED AREA

63 DR 2004

STEVEN PAUL SALON
7045 E. 3RD. AVE.
SCOTTSDALE, AZ.

DATE: 8-9-4

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS ____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. NUMBER OF NEW FIRE HYDRANT INSTALLATIONS -01-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF ____ AT ____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) ____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS ____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF ____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.

ATTACHMENT A

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD. HAZ.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Steven Paul Salon Case 63-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Archicon Architecture & Interiors with a staff receipt date of 6/8/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan/landscape plan submitted by Archicon Architecture & Interiors with a staff receipt date of 6/8/05.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Color, materials, and design of new trellis to be consistent with existing trellis located on Marshall Way.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Dooley wall fencing shall not be allowed.
7. All walls shall match the architectural color, materials and finish of the building(s).
8. Barrier around proposed patio to be decorative wrought iron with masonry pillars. Wrought iron to be painted black (Dunn Edwards – SP2 Black) and masonry to be painted to match existing main building colors.
9. Wrought iron fence shall not exceed 3 feet in height (pillars shall not exceed 3 inches in height).
10. New front door at vestibule to be recessed so doors do not swing out into sidewalk.

LANDSCAPE DESIGN:

DRB Stipulations

11. Existing landscaping, including the olive trees located along Third Avenue, to remain in place and shall not be disturbed as a result of construction. No new landscaping is proposed or approved as part of this submittal.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

12. A lot tie is required prior to final plans approval.
13. A completed Permission for Private Improvements in the Right of Way (PIR) agreement to be provided with final plans submittal. Agreement to be signed and notarized by building owner.
14. No exterior vending or display shall be allowed.
15. Flagpoles, if provided, shall be one piece, conical, and tapered.
16. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was: 34-ZN-99

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

17. For the trellis on the Third Avenue side of the building, the face of the trellis posts shall be at least 2.5 feet from the face of curb. The posts shall be installed in the center of the parking stalls on Third Avenue as reasonably possible. The trellis shall provide a minimum 5 feet – 8 inch wide unobstructed pathway between the posts and the building façade.